

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WELLMAN
Local Government Number: 92G888

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLMAN URBAN RENEWAL	92006	5

TIF Debt Outstanding: 3,630,647

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	3,865	23,666	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	65
Asset Sales & Loan Repayments:	188,412
Total Revenue:	188,477

Rebate Expenditures:	5,370
Non-Rebate Expenditures:	186,970
Returned to County Treasurer:	0
Total Expenditures:	192,340

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	2	24,228	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 3,438,305

Urban Renewal Area Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL
 UR Area Number: 92006
 UR Area Creation Date: 03/1994

The primary objective of the City's Urban Renewal plan is to invest in public infrastructure that supports a wide variety of residential developments, downtown economic development and a new municipal community center.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92115	92116	14,231
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92117	92118	5,725,682
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92123	92124	3,140
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92125	92126	65,178
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92161	92162	700,396

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,700	10,587,000	4,611,700	68,600	0	-12,964	15,313,036	0	15,313,036
Taxable	35,181	5,591,685	4,611,700	68,600	0	-12,964	10,294,202	0	10,294,202
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

3,865

23,666

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

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Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For WELLMAN URBAN RENEWAL

Wastewater treatment

Description:	improvement to wastewater plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

9th Ave.

Description:	water main and street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Parkside community center

Description:	City community center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

ADL downtown medical clinic

Description:	Downtown medical clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Downtown Business Grant

Description:	Downtown business grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2010 RO plant

Description:	2010 RO plant SRF
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For **WELLMAN URBAN RENEWAL**

2008 GO Bonds parkside

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	780,000
Interest:	197,575
Total:	977,575
Annual Appropriation?:	No
Date Incurred:	10/01/2008
FY of Last Payment:	2023

2010 SRF RO plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,164,580
Interest:	359,816
Total:	1,524,396
Annual Appropriation?:	No
Date Incurred:	06/21/2010
FY of Last Payment:	2039

2012A GO refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	489,600
Interest:	39,936
Total:	529,536
Annual Appropriation?:	No
Date Incurred:	03/01/2012
FY of Last Payment:	2021

ADL Medical clinic dev.

Debt/Obligation Type:	Rebates
Principal:	52,300
Interest:	0
Total:	52,300
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2018

Downtown business grants

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2025

PAC 2008 GO USDA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	384,599
Interest:	162,241
Total:	546,840
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2030

Rebates For WELLMAN URBAN RENEWAL

Leichty development agreement

TIF Expenditure Amount:	5,370
Rebate Paid To:	ADL development group
Tied To Debt:	ADL Medical clinic dev.
Tied To Project:	ADL downtown medical clinc
Projected Final FY of Rebate:	2018

Downtown improvement grant

TIF Expenditure Amount:	0
Rebate Paid To:	downtown business owners
Tied To Debt:	Downtown business grants
Tied To Project:	Downtown Business Grant
Projected Final FY of Rebate:	2025

Rebates For WELLMAN URBAN RENEWAL

Leichty development agreement

TIF Expenditure Amount:	5,370
Rebate Paid To:	ADL development group
Tied To Debt:	ADL Medical clinic dev.
Tied To Project:	ADL downtown medical clinc
Projected Final FY of Rebate:	2018

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Tied To Debt:	Downtown business grants
Tied To Project:	Downtown Business Grant
Projected Final FY of Rebate:	2025

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92116
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,900	0	0	0	0	0	45,900	0	45,900
Taxable	27,509	0	0	0	0	0	27,509	0	27,509
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,199	27,509	14,231	13,278	247

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92118
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,084,100	2,102,500	0	0	-11,112	11,175,488	0	11,175,488
Taxable	0	4,797,907	2,102,500	0	0	-11,112	6,889,295	0	6,889,295
Homestead Credits									39

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,799,859	6,889,295	5,725,682	1,163,613	33,542

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92124
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,800	0	0	0	0	0	12,800	0	12,800
Taxable	7,672	0	0	0	0	0	7,672	0	7,672
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	9,660	3,140	3,140	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92126
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	124,400	0	0	0	0	124,400	0	124,400
Taxable	0	65,704	0	0	0	0	65,704	0	65,704
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,047	65,704	65,178	526	15

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92162
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,378,500	2,509,200	68,600	0	-1,852	3,954,448	0	3,954,448
Taxable	0	728,074	2,509,200	68,600	0	-1,852	3,304,022	0	3,304,022
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,172,500	783,800	700,396	83,404	2,404

FY 2014 TIF Revenue Received: 0